

# \$849,900 - 6685 Yacht Boulevard, South Glengarry

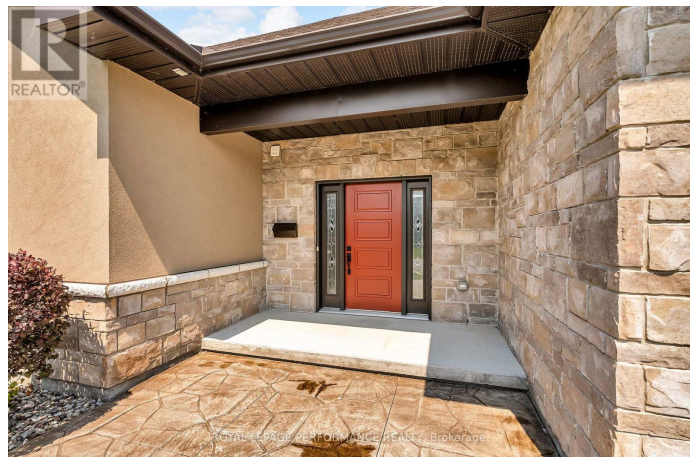
MLS® #X12212278

**\$849,900**

3 Bedroom, 3.00 Bathroom,  
Single Family on 0.00 Acres

723 - South Glengarry (Charlottenburgh) Twp,  
South Glengarry, Ontario

Executive style 2+1 bedroom bungalow home situated in the desirable Place. St Laurent subdivision. Boasting an open concept layout. The home was constructed with accessibility in mind. Main level ease of access through doorways/hallways. Tiled entrance with coat closet and 2pc guest bathroom. Gourmet kitchen with breakfast island, backsplash and built in appliances. Dining area leads to the living room with corner gas fireplace surrounded by ledge stone. Rear patio door access to the back yard with a stamped concrete patio and gazebo. Generous size 5 pc cheater style bathroom features soaker tub and tiled shower with glass door. Primary bedroom with coffered ceiling and double closets. Guest bedroom/office with ample closet space. Convenient main floor laundry room. Finished basement includes large rec room with stylish electric fireplace, wet bar beverage station with custom cabinetry, 3rd bedroom, 3pc bathroom with shower. Other notables: Right of way access to the St. Lawrence River and dock. (Exclusive to the residents of Place St. Laurent), double attached garage, hardwood/tile flooring, California shutters, all major appliances, Natural gas furnace, central A/C, HWT on demand, paved driveway. \*Some photos have been virtually staged. \*\* This is a linked property.\*\* (id:6289)



## Essential Information

|            |               |
|------------|---------------|
| Listing #  | X12212278     |
| Price      | \$849,900     |
| Bedrooms   | 3             |
| Bathrooms  | 3.00          |
| Half Baths | 1             |
| Acres      | 0.00          |
| Type       | Single Family |
| Sub-Type   | Freehold      |
| Style      | Bungalow      |

## Community Information

|             |                                             |
|-------------|---------------------------------------------|
| Address     | 6685 Yacht Boulevard                        |
| Subdivision | 723 - South Glengarry (Charlottenburgh) Twp |
| City        | South Glengarry                             |
| Province    | Ontario                                     |
| Postal Code | K6H7N6                                      |

## Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Schools, Place of Worship, Golf Nearby, Park, Marina, Fireplace(s) |
| Utilities      | Cable, Electricity, Sewer                                          |
| Features       | Wheelchair access, Sump Pump                                       |
| Parking Spaces | 6                                                                  |
| Parking        | Attached Garage, Garage                                            |
| # of Garages   | 2                                                                  |

## Interior

|                 |                                                                                                                                          |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Water Heater - Tankless, Garage door opener remote(s), Blinds, Dishwasher, Dryer, Hood Fan, Microwave, Oven, Stove, Washer, Refrigerator |
| Heating         | Natural gas Forced air                                                                                                                   |
| Cooling         | Central air conditioning, Air exchanger                                                                                                  |
| Fireplace       | Yes                                                                                                                                      |
| # of Fireplaces | 2                                                                                                                                        |
| # of Stories    | 1                                                                                                                                        |
| Has Basement    | Yes                                                                                                                                      |

## Exterior

|          |               |
|----------|---------------|
| Exterior | Stone, Stucco |
|----------|---------------|

Lot Description 70 x 110.1 FT  
Foundation Poured Concrete

## Listing Details

Listing Office ROYAL LEPAGE PERFORMANCE REALTY



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